

Colliers International Project Leaders

Office: Madison, CT

Established: over two decades ago

NOTEWORTHY HIGHLIGHTS

Extensive CT public school experience and Office of School Construction Grants & Review experience.

More than 400 education projects and a total value in excess of \$3 Billion.

Management systems with dramatic project & life cycle cost savings.

In-House financial, schedule, and quality assurance services.

Multi-disciplined technical capability

Mechanical, Electrical and Plumbing (MEP) systems expertise

RELEVANT PROJECT EXPERIENCE

Madison Public Schools

Project management for the 10-Year Capital Improvement Plan for the Madison Board of Education

Long-range planning of maintenance and improvements to the existing school facilities and associated properties.

Plan addresses long-term deferred maintenance issues, equipment replacement, re-programming of facilities, and proposed security upgrades. Create a master planning spreadsheet to capture hard and soft costs, as well as escalation costs associated with each project.

Assist with creating criteria for prioritizing within the 10-year plan.

Assist BOE with the presentation of the proposed plan to town boards and governing bodies.

Currently assisting BOE with finalizing educational specs, budgets, and schedules for an alternative program to the 10-Year CIP.

Size: All BOE facilities; Budget: \$100 Million

South Windsor Public Schools

Engaged to provide project management services for the 10-Year Elementary Schools Master Plan.

Phase I - construction of a new PK-5 school building; occurred on site while the original building remained in operation.

Phase II - construction of two new school buildings

Phase III - calls for the construction of a new elementary school. Existing school will remain in operation while the new school is constructed but ultimately abated and demolished.

Coordination with the OSCG&R, pre-referendum studies, grant application development and submission, space waiver requests, budget development and management, and overall project oversight.

Size: 301,888 SF (3 phases) ; Budget: \$161.9 Million (3 phases)

Town of Fairfield

Engaged to provide project management services for renovation, expansion, and construction of several schools.

Holland Hill Elementary School - temporary expansion and renovation; portable classrooms; 17,000 SF addition; renovate 42,732 SF

Mill Hill Elementary School - renovation and addition; eliminate 5 portables; add 21 classrooms; expand size of core areas.

Riverfield Elementary School - design and construction of additions and renovations; demolition of modulars; renovation; addition 15,400 SF

Roger Sherman Elementary School - third phase of additions and renovations; air conditioning; fire sprinklers; lockers and drop-off improve.

Provide comprehensive project mgmt services and work under the auspices of the building committee and coordinate a project team consisting of the architect, construction manager-at-risk or general contractor, various consultants, reps from FPS, and various Town depts.

Town of Cheshire

School Modernization Plan - engaged to provide project mgmt svcs for the planning, development, and implementation of a SMP that will address the aging infrastructure of the Town's school system.

Colliers will develop multiple, multi-project options for the Cheshire School Modernization Committee to consider for implementation.

These scenarios will consider future enrollment projections, space utilization and facility capacity, facility conditions, code violations, total project cost and debt impact.

Colliers will also facilitate communications with OSCG&R upon approval of the preferred scenario to ensure that the state is in support of each scenario.

Wethersfield Public Schools

Elementary School Master Plan - engaged to provide project mgmt oversight svcs to assist WPS in the planning of the ESMP.

A multi-phase program has been established to address all the elementary schools and possibly re-district from 5 to 4 elementary schools.

Colliers will develop space standard calculations that will be used to determine the size of the proposed schools. This will allow the project team to evaluate each site with respect to constructability and layout. Develop probable budgets for each option as well as the reimbursement by the state.

Colliers will provide multiple master plan options for the ESMP (phasing, re-districting, available space, transportation, and debt service).

Colliers will develop budget ranges for each of the selected options. As each option is developed in the future, the budget will be further refined as Colliers performs additional due diligence measures.

Other clients (past & present; role of program/project manager)

Regional School District 14 (Nonnewaug High School)

New Fairfield's New High School and Meeting House Hill School

East Hampton High School

Windham High School

North Haven Middle School

Francis Walsh Intermediate School (Branford)

Moser School (Rocky Hill)

Bennie Dover Jackson Middle School (New London)

Mansfield Elementary School

Anna Reynolds Elementary School (Newington)

Ana Grace Academy of the Arts (CREC)

PROJECT APPROACH HIGHLIGHTS

Protect the interests of Westport Public Schools - functionally appropriate, aesthetically conforming, financially managed to budget.

Reduce costs and maximize value - design critiques that provide options for best value, avoid high-cost change orders, and utilize bidding and contracting strategies that reap benefits from a competitive marketplace.

Preserve the project schedule - establish high-level master schedules that complement the proposed capital forecast but also considers constructability and technical requirements for proper phasing of the work. Consider the required lead times for funding approvals, grant approvals, proper investigative time, design time, bidding and construction durations, etc.

Maintain construction quality assurance - confirming the proper design and construction of materials and equipment, and ultimately, verifying the performance of installed systems.

Provide visibility to real time project data - regarding costs and schedule through our proprietary, web-based client dashboard.

Upon award, thoroughly review the district proposed capital plan with district leaders and other stakeholders. Review the District Master Facility Plan developed by Antinozzi Associates. Identify any additional needs and assessment that may be required.

Phase I: Feasibility/Pre-Design Services

Assessing and Modifying the Captial Program
 Verify and Develop Project Budgets
 Develop Project Schedules
 Cost Management Reporting
 Manage Consultant Selection

Phase II: Design Services

Coordinate the Design Process
 Participate and Report on Meetings
 Control Quality of Design Documents
 Manage Construction Phasing/Logistics
 Monitor Construction Costs During Design
 Schedule Management
 Coordinate Permitting Process
 Manage Project Costs

Phase III: Construction Services

Coordinate construction activities
 Facilitate Owner/Architect/Contractor Meetings
 Organize Trade Contractor Meetings
 Coordinate On-Site Consultants
 Manage Change Orders and Pay Applications
 Monitor Construction Quality
 Oversee Construction Schedule
 Closeout Project
 Train Operating Staff
 Test Systems Performance
 Manage the Master Plan Move
 Procure Movers
 Monitor & Manage Contractor Correction of Problems

PROPOSED TEAM

Marc Sklenka, LEED AP Charles "Chuck" Warrington, Jr., PE John Koplas, RA Evan Wyner, PE, CCP, LEED AP Thao Nguyen	Managing Director (as needed) Project Director (est. 2 to 4 hrs per week on avg.) Senior Project Manager (est. 4 to 8 hrs per week on avg.) MEP Support (support as needed) Financial Monitoring & Reporting (support as needed)
--	--

FEE PROPOSAL

Managing Director/Senior Director	\$300 per hour
Director	\$200 per hour
Senior Project Manager	\$150 per hour
Project Manager	\$140 per hour
Assistant Project Manager	\$120 per hour
MEP Support	\$150 per hour
Financial & Analytical Support	\$115 per hour

Above hourly rates do not include reimbursable expenses (ie., mileage, tolls, parking, and sustance). Annual rate escalator of 4%.
 Should Colliers be assigned a major capital project, Colliers will be pleased to provide a total project fee proposal for such project(s).